

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 31, 2021

Jeffrey Wooten, PE  
Wooten Engineering  
PO Box 15814  
Rio Rancho, NM 87174

**Re: Lowes Market# 99 Dock Addition**  
**4701 4<sup>th</sup> NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-30-2021 (F14-D052)

Dear Mr. Wooten,

The TCL submittal received 08-31-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.



## TRAFFIC CIRCULATION LAYOUT APPROVED

Signed

Date

8/31/21

### PARKING CALCULATIONS

BUILDING AREA:		AREA (SQUARE FEET)	
LOWES SUPERMARKET (TOTAL BUILDING AREA)		23,713 SF	
TOTAL		23,713 SF	
PARKING REQUIREMENTS:		RATIO	REQUIRED
LOWES SUPERMARKET ADDITION		1/250 SF	95 spaces
TOTAL			133 spaces
HANDICAP PARKING (Per ADA and Based on # Spaces Provided)		REQUIRED	PROVIDED
LOWES SUPERMARKET ADDITION		5 spaces	4 spaces
TOTAL		3 spaces	4 spaces
MOTORCYCLE PARKING (Per the IDOT, 3 Spaces Req'd)		REQUIRED	PROVIDED
TOTAL		10 spaces	10 spaces

### CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



### VICINITY MAP - Zone Atlas Page F-14-Z

Legal Description: Tract A-2, Plat of the Lands of Mountain States Telephone & Telegraph Company, and Tract "A" Furr's Properties, and Lots 1-5 & 11-17 Rivera Place, and a portion of Vacated Rivera Place Rd NW, Vacated per V-489.

### KEYED NOTES

- PROPOSED COMPACTOR PER CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT STANDARDS.
- INSTALL NEW MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP W/ TRUNCATED DOMES PER COA STD DWGS 2440 & 2443.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- INSTALL ASPHALT PAVEMENT PER SOILS REPORT RECOMMENDATIONS. LIGHT DUTY APPLIES TO PARKING SPACES ONLY. MEDIUM DUTY APPLIES TO ALL DRIVE AISLES.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN PARKING SPACES AS SHOWN ON PLAN.
- INSTALL H/C SIGNAGE ON U-BOLLARD PER DETAIL, SHEET C-102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN SHALL INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS "NO PARKING" WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS. COLOR: BLUE IN ADA PARKING AREAS AND WHITE IN NON-ADA AREAS. REF. DETAIL SHEET C102.
- INSTALL BIKE RACKS PER DETAIL ON SHEET C102. ELEVEN (11) RACKS TOTAL FOR TWELVE (12) TOTAL SPACES.
- MOTORCYCLE PARKING: 4 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGNS SHALL BE MOUNTED ON U-BOLLARDS PER DETAIL ON SHEET C-102.
- INSTALL INVERTED U-BOLLARDS (PAINTED YELLOW) PER DETAIL ON SHEET C102 AND ATTACH ADA PARKING OR MOTORCYCLE PARKING SIGNS AS NOTED.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN FOR PLANTINGS AND IRRIGATION. REF. GRADING PLAN FOR RIP-RAP REQUIREMENTS.
- INSTALL 2" WIDE CONCRETE FLUME. REF. GRADING PLAN FOR DETAIL.
- EXISTING PARKING SPACES TO REMAIN.
- EXISTING CURB/GUTTER TO REMAIN.
- INSTALL CONCRETE PAVEMENT PER DETAIL, SHEET C102.
- INSTALL 24" SIDEWALK CULVERT (8 LF) PER COA STD DWG 2236.
- INSTALL CONCRETE PAVEMENT IN THE TRUCK WELL PER DETAIL, SHEET C102.
- INSTALL 6" TALL WOOD PICKET FENCE PER DETAIL ON SHEET C102. POSTS SHALL BE CENTERED ON COMMON PROPERTY LINE.
- INSTALL 6" TALL CMU BLOCK WALL PER DETAIL ON SHEET C102. WALL SHALL BE COMPLETELY LOCATED INSIDE THE LOWES PROPERTY.
- INSTALL CMU RETAINING WALL PER STRUCTURAL DETAILS. REF. GRADING PLAN FOR FINISHED GRADE ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
- INSTALL STORM DRAIN. REF. GRADING PLAN. COORDINATE WITH CENTURYLINK PRIOR TO INSTALLATION.
- REFER TO SHEET M101 FOR THE TRUCK WELL DRAINAGE SYSTEM.
- INSTALL INTEGRAL CURB PER DETAIL ON SHEET C102.
- INSTALL CONCRETE WHEEL STOP PER DETAIL, SHEET C102.
- INSTALL LIGHT POLE BASE PER SITE ELECTRICAL PLANS, SHEET ES101.
- CUT CURB 6" WIDE AND INSTALL 6" WIDE CONCRETE SIDEWALK PER COA STD DWG 2430. CROSS SLOPE CANNOT EXCEED 2% AND THE SLOPE IN THE DIRECTION OF TRAVEL CANNOT EXCEED 5% PER ADA.
- EXISTING WHEEL STOPS.
- INSTALL DOCK LANDING, RAMP, AND STAIRS PER DETAIL SHEET C102.
- INSTALL 6" PIPE BOLLARD (YELLOW) PER DETAIL, SHEET C102.
- SHOPPING CART CORRAL.
- SAWCUT, REMOVE, AND REPLACE EXISTING RAMP TO MATCH EXISTING WHEELCHAIR RAMP TO MATCH EXISTING. 3,500 PSI CONCRETE. INSTALL SURFACE APPLIED TRUNCATED DOMES BY ADA SOLUTIONS OR EQUAL AT EXISTING ADA RAMP. (COLOR: YELLOW)
- 11'x11' MINI CLEAR SIGHT TRIANGLE AT DRIVEWAYS. 35'x35' CLEAR SIGHT TRIANGLE AT STREET INTERSECTIONS. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

### KEYED NOTES (CONTINUED)

- SAWCUT, REMOVE, AND REPLACE EXISTING ASPHALT PAVEMENT AS REQUIRED. INSTALL 6" WIDE AND 6" THICK 3,500 PSI CONCRETE PAVEMENT OVER COMPACTED SUBGRADE FOR ADA CROSSING AT 2% MAXIMUM CROSS SLOPE. SAWCUT, REMOVE, AND REPLACE ADDITIONAL ASPHALT PAVEMENT INTERIOR TO THE PARKING IN ORDER TO TRANSITION GRADES TO MATCH EXISTING (5% MAX SLOPE ON ASPHALT PAVEMENT).
- SAWCUT, REMOVE, AND REPLACE EXISTING CONCRETE ADA RAMP WITH NEW STANDARD CURB PER COA STD DWG 2215A AND SIDEWALK PER COA STD DWG 2430.
- REMOVE EXISTING BOLLARDS AND PATCH PAVEMENT TO MATCH EXISTING.

CONDITION OF FINAL C.O.D. APPROVAL:  
THE PLAT BE APPROVED, RECORDED  
AND PROVIDED TO TRANSPORTATION  
SECTION.

LOWE'S MARKET #99  
DOCK AND STORAGE ADDITION  
4701 4TH STREET NORTHWEST  
ALBUQUERQUE, NM 87107

DRAWN BY: RG  
CHECKED BY: JW  
SHEET TITLE:

DATE: JANUARY 2021  
REVISIONS:  
06/01/21 City Comments  
07/09/21 City Comments  
08/27/21 City Comments

PROJECT #: 2020052

SHEET:

Site Plan

C100

OF

JDMA  
ARCHITECTS

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505 980 3560 PHONE

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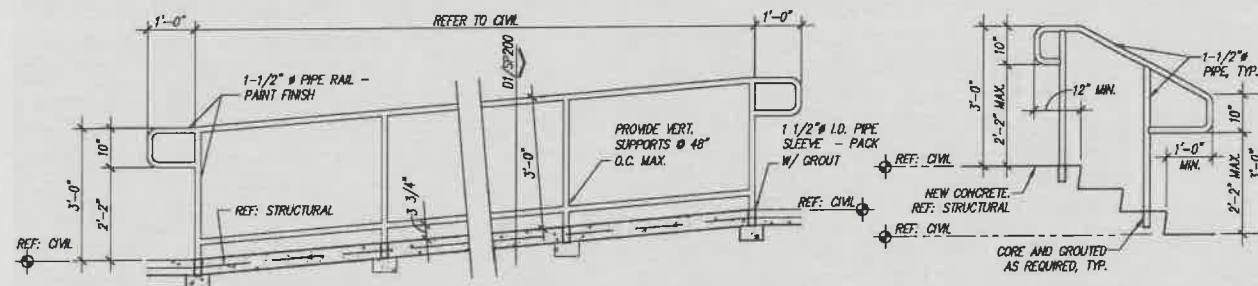
BSA CONSULTING  
ENGINEERS, PLLC  
14302 Slide Road  
Lubbock, Texas 79424  
806 780 7475 PHONE  
806 780 0129 FAX

### STRUCTURAL:

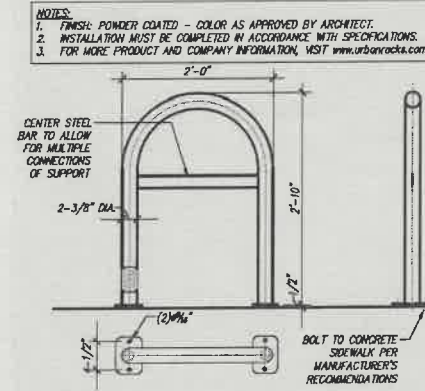
NIEMAN  
ENGINEERING, LLC  
1500 Broadway  
Suite 1210  
Lubbock, TX 79401  
806 589 3340 PHONE



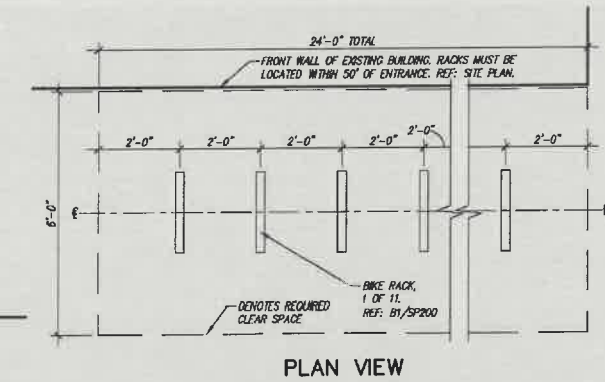




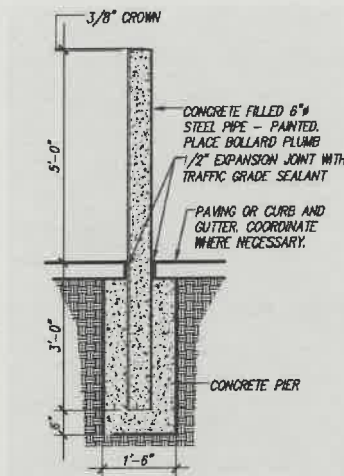
Dock Ramp and Stairs Detail  
NTS



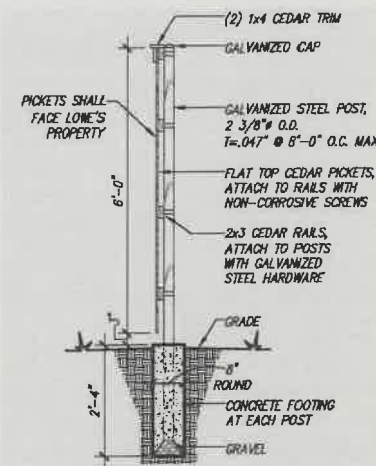
Urban Rack (UB-1000-STD)  
NTS



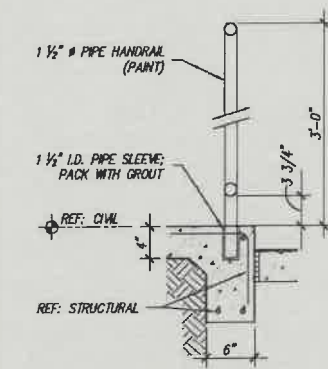
PLAN VIEW



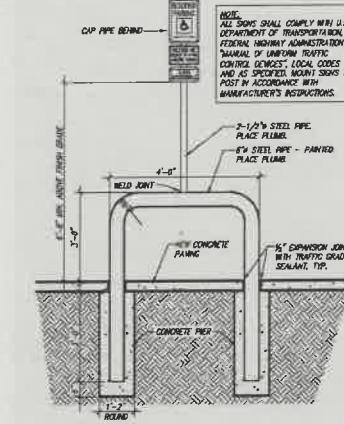
6" Pipe Bollard Detail  
NTS



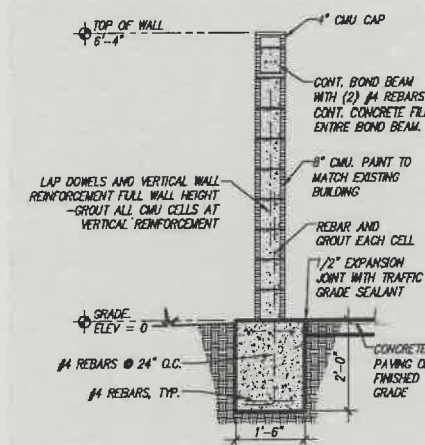
6' Tall Wood Picket Fence Detail  
NTS



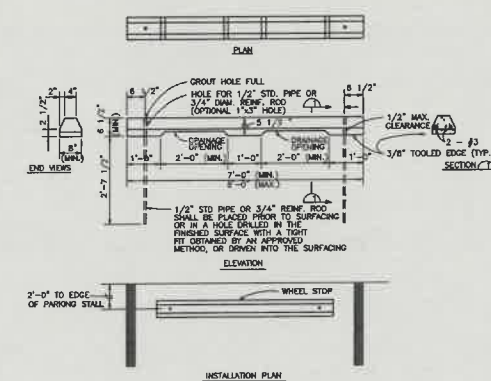
Handrail Detail  
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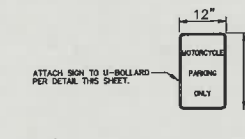
U-Bollard Detail  
NTS



CMU Screen Wall Detail  
NTS



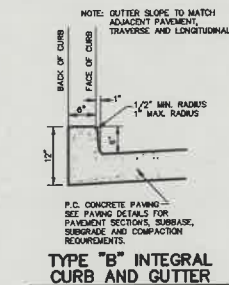
Precast Concrete Wheel Stop  
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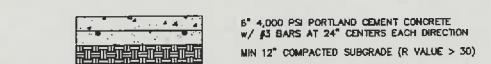
Motorcycle Sign Detail  
NTS



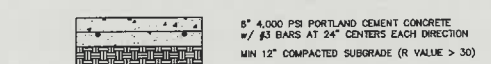
H/C Sign Detail  
NTS



'No Parking' Striping Detail  
NTS



Concrete Pavement Section  
N.T.S.



Truck Well Pavement Section  
N.T.S.



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**DOCK AND STORAGE ADDITION**  
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SHEET:

Site Details

C102 OF

E14-DO52